THIS INSTRUMENT PREPARED BY:
Joshua D. Hankins, Esq.
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Karen Johnson Davidson County
Batch# 290739 DEEDQC
09/25/2019 08:44:17 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190925-0097239

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Number(s):
Amir Helmy Abaskhron and wife, Mary Habib 2010 Daylily Drive Franklin, TN 37067	Same	060-12-0-054.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/00 Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, AMIR ABASKHRON, a resident of the State of Tennessee ("Grantor"), by these presents, transfers and conveys unto AMIR HELMY ABASKHRON and wife, MARY HABIB, each a resident of the State of Tennessee (collectively, "Grantee"), their heirs, successors and/or assigns, all of his rights, title and interests in and to that certain real property located in Davidson County, Tennessee, being more particularly described as follows (the "Subject Property"):

LAND in Davidson County, Tennessee, being Lot No. 1 on the Plan of Lencoya Motel (formerly incorrectly recited as Lincoya Motel), of record in Book 5190, page 542, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

INCLUDED in the above but excluded therefrom is that portion thereof described in the Warranty Deed of record in Book 9449, Page 703, Register's Office for Davidson County, Tennessee.

BEING the property conveyed to HANY ABSKHROUN AND AMIR ABASKHRON, AS TENANTS IN COMMON by deed from BROTHERS INVESTMENTS, INC., dated January 5, 2010, of record in Instrument No. 20100107-0001607, said Register's Office.

ALSO, BEING the same property conveyed to TENNESSEE OPERATIONS, LLC, A FLORIDA LIMITED LIABILITY COMPANY by deed from HANY ABSKHROUN, dated April 7, 2014, of record in Instrument No. 20140417-0032453, said Register's Office.

ALSO, BEING the same property conveyed to AMIR ABASKHRON, by deed from TENNESSEE OPERATIONS, LLC, as to a ½ undivided interest, dated September 23, 2019, of record as Instrument No. 20190925-0097238, said Register's Office.

The Subject Property is improved property known as 2913 Dickerson Pike, Nashville, Tennessee 37207.

The interests in and to the Subject Property is conveyed to Grantee, its heirs, successors and/or assigns, without representation or warranty of any kind, nature or character, subject to all matters, whether or not shown in the public records. Grantor transfers the Subject Property to Grantee on an "as-is, where-is" basis.

IN WITNESS WHEREOF, I have hereunto set my signature to be effective as of September 23, 2019.

GRANTOR:

AMIR ABASKHRON

STATE OF TENNESSEE)

COUNTY OF CHEATHAM)

Before me, Josh Hankins, a Notary Public of said County and State, personally appeared AMIR ABASKHRON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained, by signing his name.

Witness my hand and seal, at Office in Ashland City, Tennessee, this 23 day of September, 2019.

JOSH HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public

My Commission Expires: 11/22/21

MY COMMISSION EXPIRES:
NOVEMBER 22, 2021

STATE OF TENNESSEE)

COUNTY OF CHEATHAM)

Pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(A), no transfer tax is due for this conveyance.

AMIR ABASKHRON

Sworn to and subscribed before me, this 23 day of September, 2019.

Notary Public

My Commission Expires: 11/22/21

JOSH HANKINS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SUMNER

MY COMMISSION EXPIRES:
NOVEMBER 22, 2021